



**King County  
Department of Transportation  
Transportation Administration  
Transit-Oriented Development Section**

Mail Stop KSC-TR-0817  
201 South Jackson Street  
Seattle, WA 98104-3856

**March 19, 2003**

## **Northgate Transit-Oriented Development Design Alternatives**

The elements and options for the first two conceptual design alternatives for the Northgate transit-oriented development project are summarized on the flip side of this flyer.

**Concept #1** – Residential and commercial uses above the plaza level with bus layover and parking below. New bus transit center on 1<sup>st</sup> Avenue adjacent to the future light rail station. Second parking structure at the northeast corner of 1<sup>st</sup> Avenue and 103<sup>rd</sup> Street to serve the north end of the future light rail station. Cinema and transit share parking. The two tallest buildings are twelve stories.

**Concept #2** – Bus transit center remains on 2<sup>nd</sup> Avenue. On-site stormwater detention is shown along the north side of 100<sup>th</sup> Street. There is one parking structure instead of two. A cinema is not included. The tallest building is nine stories.

**Concept #3** – Please let us know **which options you would prefer** for inclusion in a third alternative by checking items in the right-hand column on the flip side of this flyer.

**Conceptual Drawings:** See at <http://www.metrokc.gov/kcdot/alts/tod/northgate.htm>

**For More Information:** Please contact Henry S. Markus, AICP, Project Manager, 206/684-6738, [henry.markus@metrokc.gov](mailto:henry.markus@metrokc.gov).

**Optional** – If you would like to be on the mailing list for the TOD project, please complete and mail this form to the address above c/o “Northgate TOD.” If you have additional comments, questions, or suggestions, please enclose them also. Thank you.

Name -----

Organization -----

Address -----

Email -----

Phone -----

## Northgate TOD Project Alternatives, KC/DOT, March 19, 2003

Element	Options	Alternative 1	Alternative 2	Alternative 3 (public choices)
Light rail	East of 1 <sup>st</sup> Ave	Yes	Yes (not shown)	
Monorail	Unknown			
Transit Center	1 <sup>st</sup> Avenue	Yes		
	2 <sup>nd</sup> Avenue		Yes	
	1 <sup>st</sup> & 2 <sup>nd</sup> split			
Bus Layover	2 <sup>nd</sup> Ave	Yes		
	1 <sup>st</sup> & 2 <sup>nd</sup> split		Yes	
Park & Ride Replacement	Two podiums, north & south of 103 <sup>rd</sup>	450 + 950 = 1,400		
	One south lot free standing		1,400	
	One south lot podium			
Private Parking		1,350 + 150 replacement	1,000	
Total Parking		2,900	2,400	
TDM	Aggressive	Yes	Yes	
Traffic Mitigation	Walk, bike, bus, car, freight	Yes	Yes	
	Build 3 <sup>rd</sup> Ave	Yes	Yes	
Storm Water	5 <sup>th</sup> Ave pond	Yes		
	along 100th		Yes	
West of 1 <sup>st</sup> Ave	Wetland as is		Yes	
	Minor change	With light rail		
Property	8 acres		Yes	
	8 + SW mall	Yes		
TOD	Air Rights	Yes	Yes	
	Ground level		Yes	
Land Uses	Cinema	60,000 SF		
	Housing	575 DU	312 DU	
	Retail	40,000 SF	10,000	
	Restaurants	22,000 SF	11,000	
	Health Club	24,000 SF		
	Office	140,000 SF	176,000	
	Hotel		200 rooms	
	Daycare	10,000 SF		
Building Height	125' maximum	Up to 12 stories	Up to 9 stories	